

## **WEST TISBURY PLANNING BOARD MINUTES January 3, 2022, pg 1**

**PRESENT:** Leah Smith, Bea Phear, Ginny Jones, Amy Upton, Matt Merry.

**ALSO PRESENT:** Jeff Dubard, Reid Silva, Doug Hoehn, Matt Coffey, Peter Steedman, John Abrams, Jane Rossi.

*Leah opened the meeting at 5:30*

### **•Continued Form A application from Vineyard Land Surveying to increase an undersized lot on Map 32, Lot 16.1, 45 Tiasquam Road, to be transferred to the abutting property:**

Reid displayed the assessor's map and explained that the undersized lot that contains a house, will increase to provide space for an existing garage that is located on the abutting lot. Jane explained that she had been informed by the Building Inspector and the ZBA that a non-conforming lot is allowed to increase in size while remaining non-conforming. She was asked to get something in writing from the B&Z Inspector.

Reid went on to explain that the abutting vacant lot will be 3.1 acres. Ginny asked if the smaller lot was within the wetlands and Reid said the buildings are already in place and the proposal is not for new construction.

*Bea moved and Leah seconded the motion to approve the plan. Bea-yes, Leah-yes, Ginny-yes, Matt-yes, Amy-yes.*

### **Informal discussion with Doug Hoehn and Chris Alley to review the adequacy of an existing road on Red Arrow Road:**

Doug Hoehn explained that the purpose of the discussion was based on the proposed 3 acre building lot John Abrams had recently discussed with the board. Chris Alley displayed the accessor map and explained that originally four lots were created through a Form A plan; the South Mountain Company lot, the Island Co-Housing lot and two residential lots. Now, a 3 acre lot is proposed off of the Co-housing lot. There is a right of way from Stoney Hill Road that serves this development and the width of the road is 20 feet. The proposal is to extend the right of way over the road and this will happen through a Form C subdivision plan which allows for 100 feet of frontage for the proposed housing project. Also, the south mountain lot will end up with a bit less acreage but will have more frontage and will remain conforming. Chris said the question before the board is if they will consider a width waiver on the road. Bea pointed out that the regulations are based on the amount of traffic generated and the proper width to accommodate for fire safety vehicles. John Abrams said the road gets a lot of traffic and they will be adding four more houses to the road. However, they recently installed a fire hydrant at the turn out to the South Mountain lot which is across the road from the new development. Matt pointed out that he has done a lot of work on the road and there is more than adequate space available for fire safety and traffic. Leah said Matt's opinion was enough for the board to accept. Doug said they will return with a Form C application at a later date.

## **WEST TISBURY PLANNING BOARD MINUTES January 3, 2022, pg 2**

On a separate issue, Matt mentioned that in the past the road association discussed altering entrance off of State Road and he wondered what the status was on that. John Abrams said an alteration had been considered, however, it never moved forward.

### **●Site Plan Review application to display a temporary sign in front of the Charter School on Map 16, Lot 96, 420 State Road:**

Peter Steedman appeared before the board and explained that the school is promoting their International Baccalaureate Program which is the reason for the sign/banner, but we also want to be good neighbors so we are applying for a permit for a temporary sign. Matt asked how long they wish to display the banner. Peter said the application deadline for the program is in March. Leah asked if they wanted to display it until the end of the school year. She pointed out that the banner is quite big. Amy commented that it doesn't bother her as long as it is temporary. Bea said the banner is a bit of a distraction. She suggested they keep it in place until the end of the school year and come back to the board if they want to keep it up for a longer period of time. It was suggested they consider placing a temporary/permanent sign under the Charter School sign which would be much smaller, similar to the signage in the business district. Ginny pointed out that the town is generally not in favor of too many signs.

*Bea moved and Matt seconded the motion to approve the application for a temporary sign to be posted until the end of the school year. Bea-yes, Matt-yes, Leah-yes, Amy-yes, Ginny-yes.*

### **FURTHER DISCUSSION:**

The board discussed the upcoming public meeting with the Preserve West Tisbury Committee. Bea suggested the committee draft a letter to the Editor of both papers. Jane will place a notice in both papers and on the town website. Amy said the committee will present their proposal in a power point presentation. She was asked to send that to the board prior to the meeting on the 10<sup>th</sup>.

Respectfully submitted,

Jane Rossi Administrator

**Unanimously approved on January 31, 2022**